HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2011

New Home Market

Multiple family construction leads in February

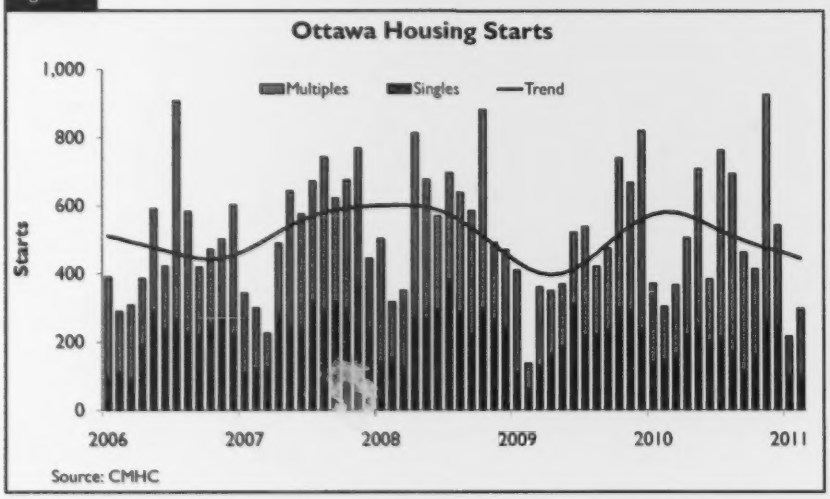
According to the latest preliminary data released by the Canada Mortgage and Housing Corporation (CMHC), total housing starts in the Ottawa Census Metropolitan Area (CMA) reached 297 units in February, a slight decrease of two per cent from a year ago.

Total activity was almost identical to last year's February starts, with the notable exception being the different types of dwellings that are being constructed now versus one year ago. While last year's starts were evenly split among single and multiple family dwellings, this year's trend continues with two-thirds of new units built being of the multiple family variety.

Activity in the townhome and apartment segments helped bolster up February's construction numbers.

The old City of Ottawa led the way

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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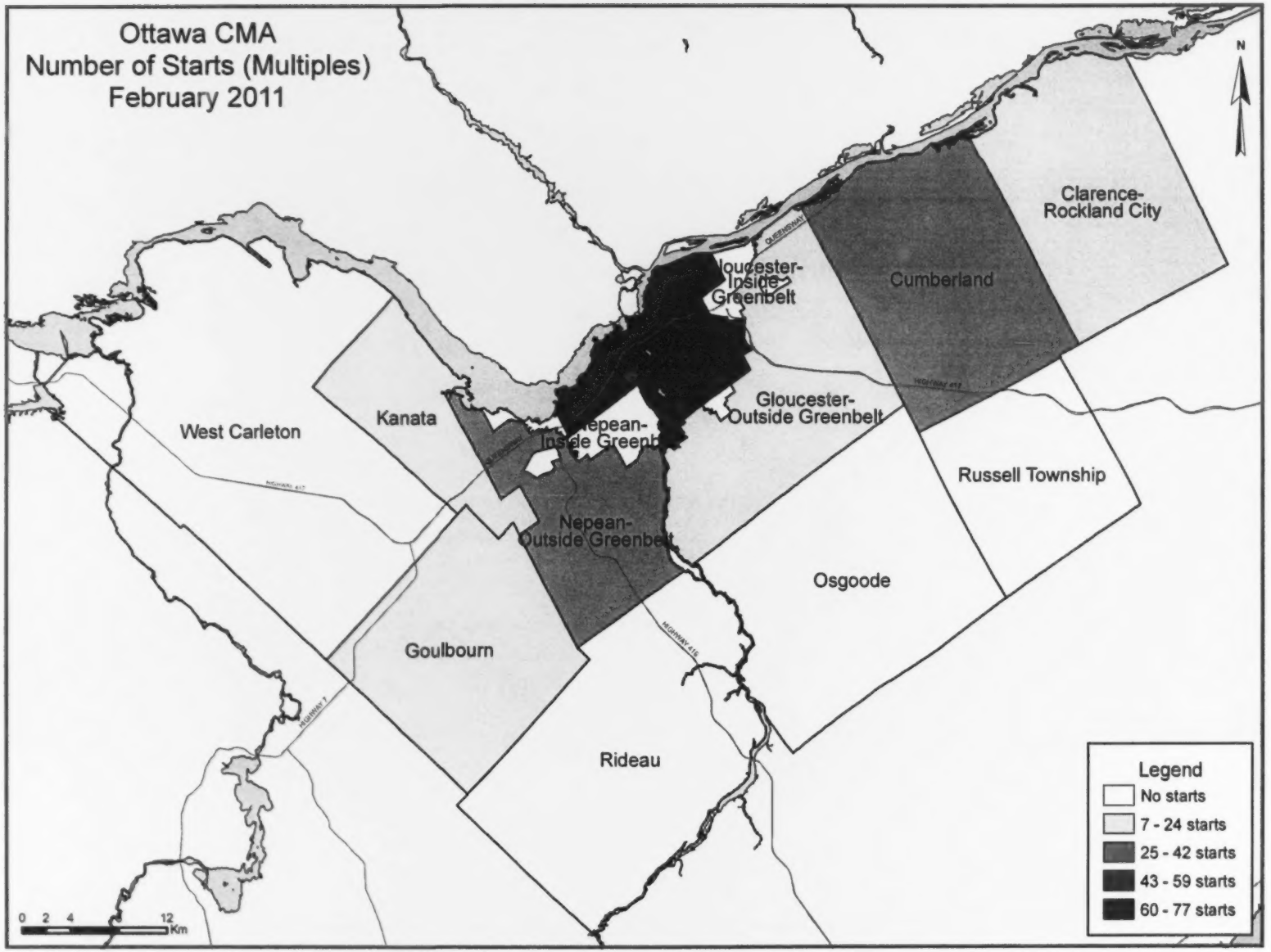
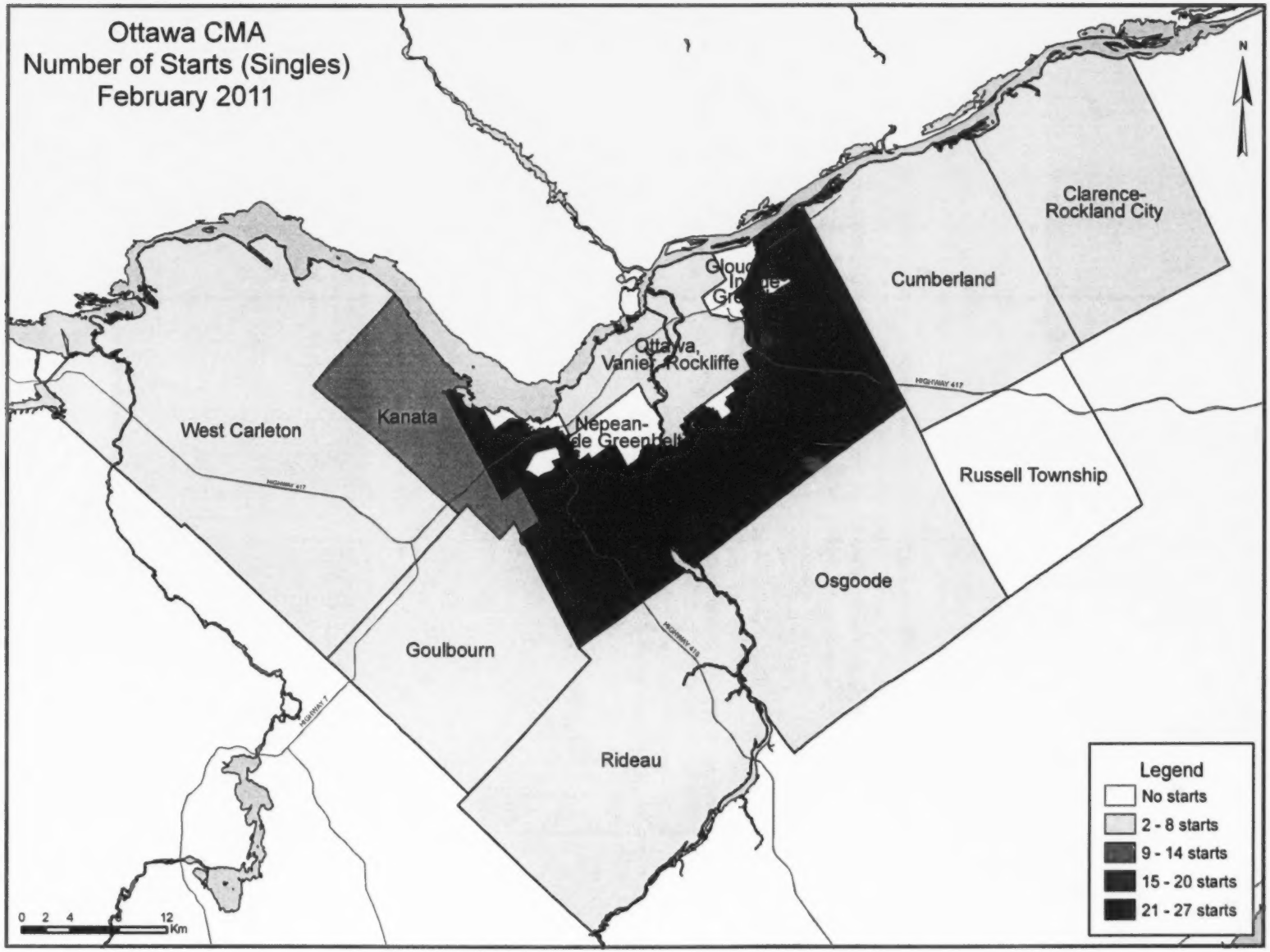
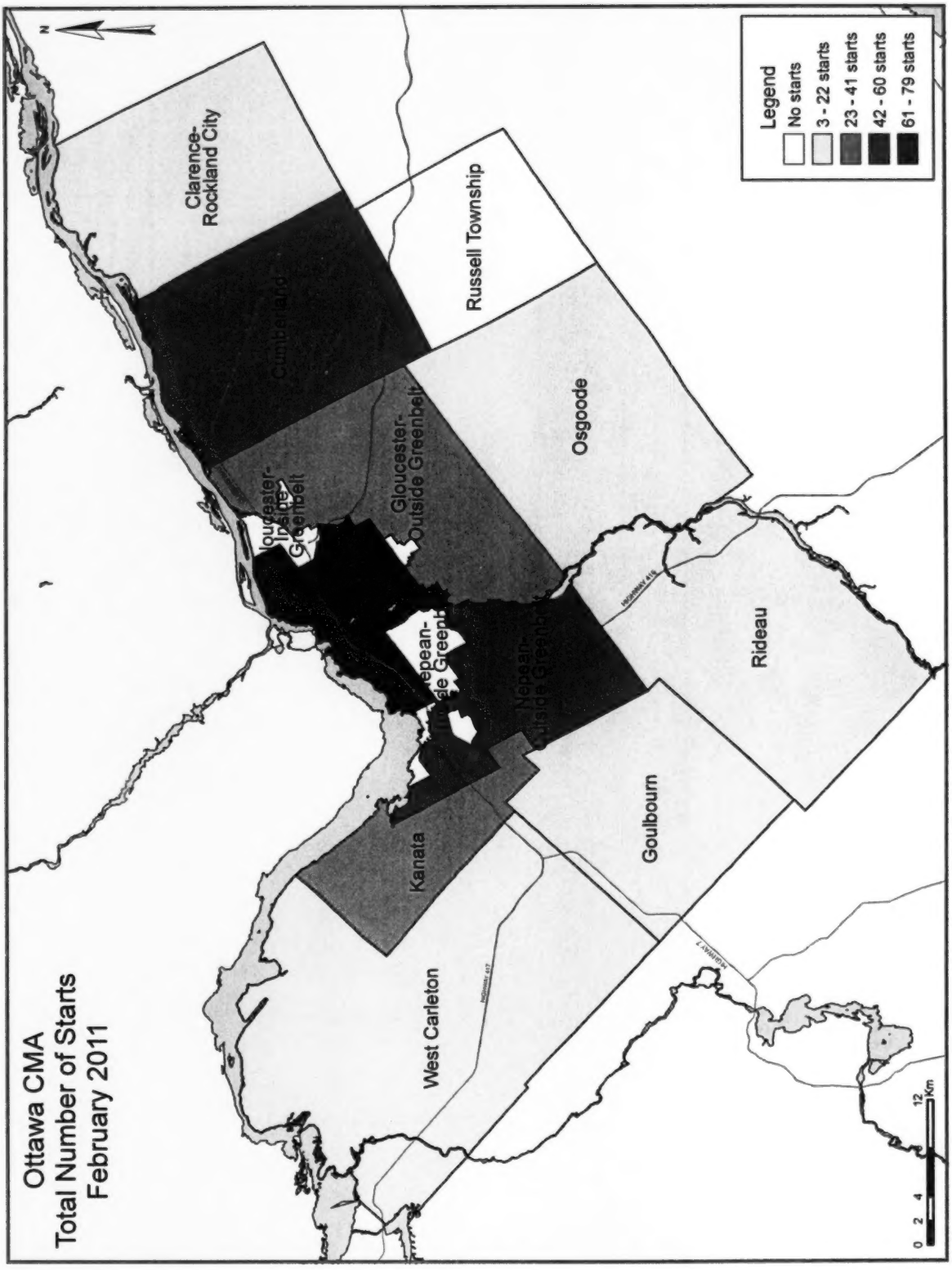
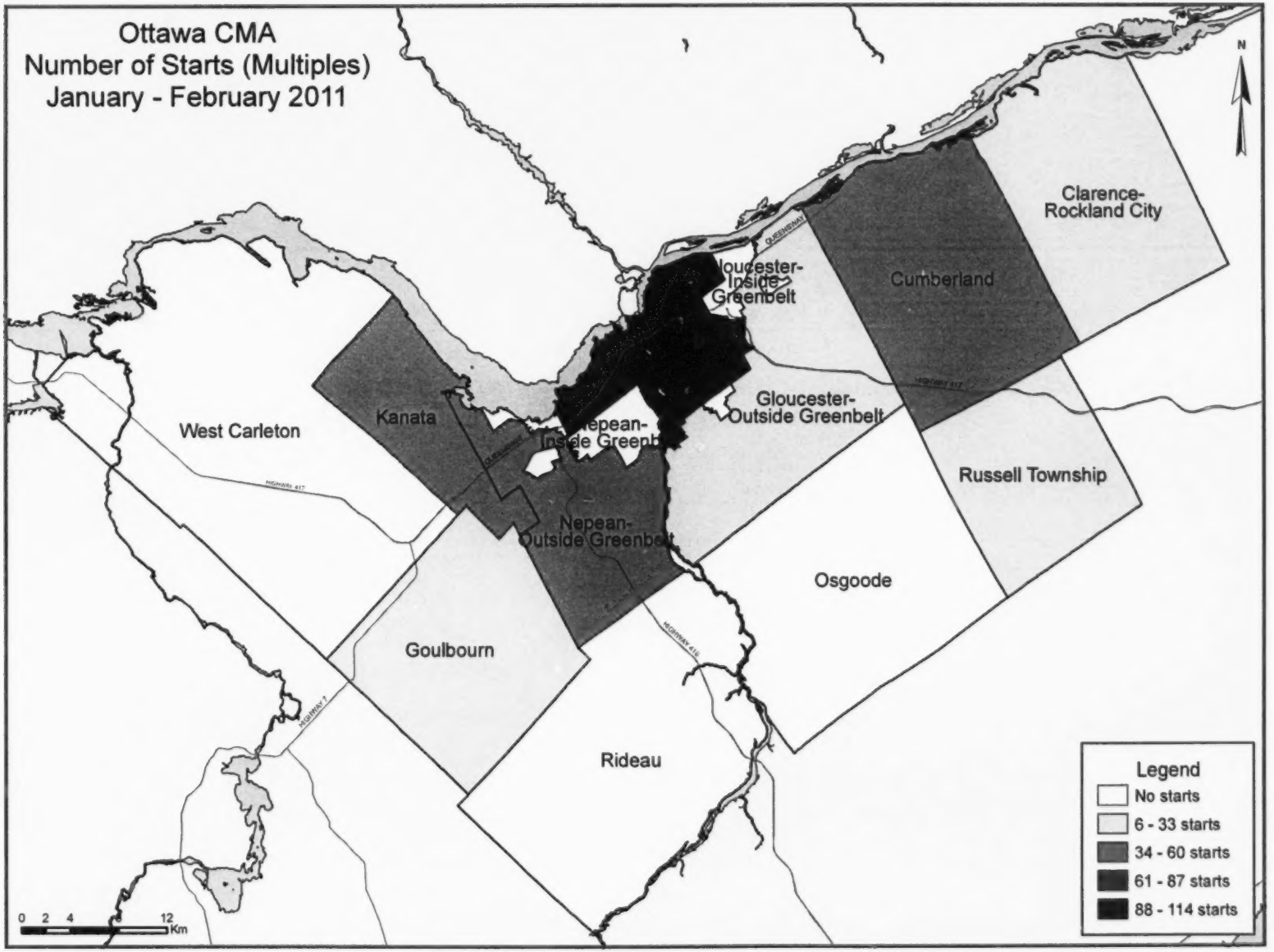
in the region, as activity continued to progress in the downtown core. Multiples were prosperous, as 91 per cent of new construction in the core was of the condominium variety. There was no other activity inside the Greenbelt in February. Clarence-Rockland was the only other submarket that had condo activity, while West-Carleton and Osgoode only had single activity. The remaining areas had both townhome and single activity, with 60 per cent favouring new townhome construction.

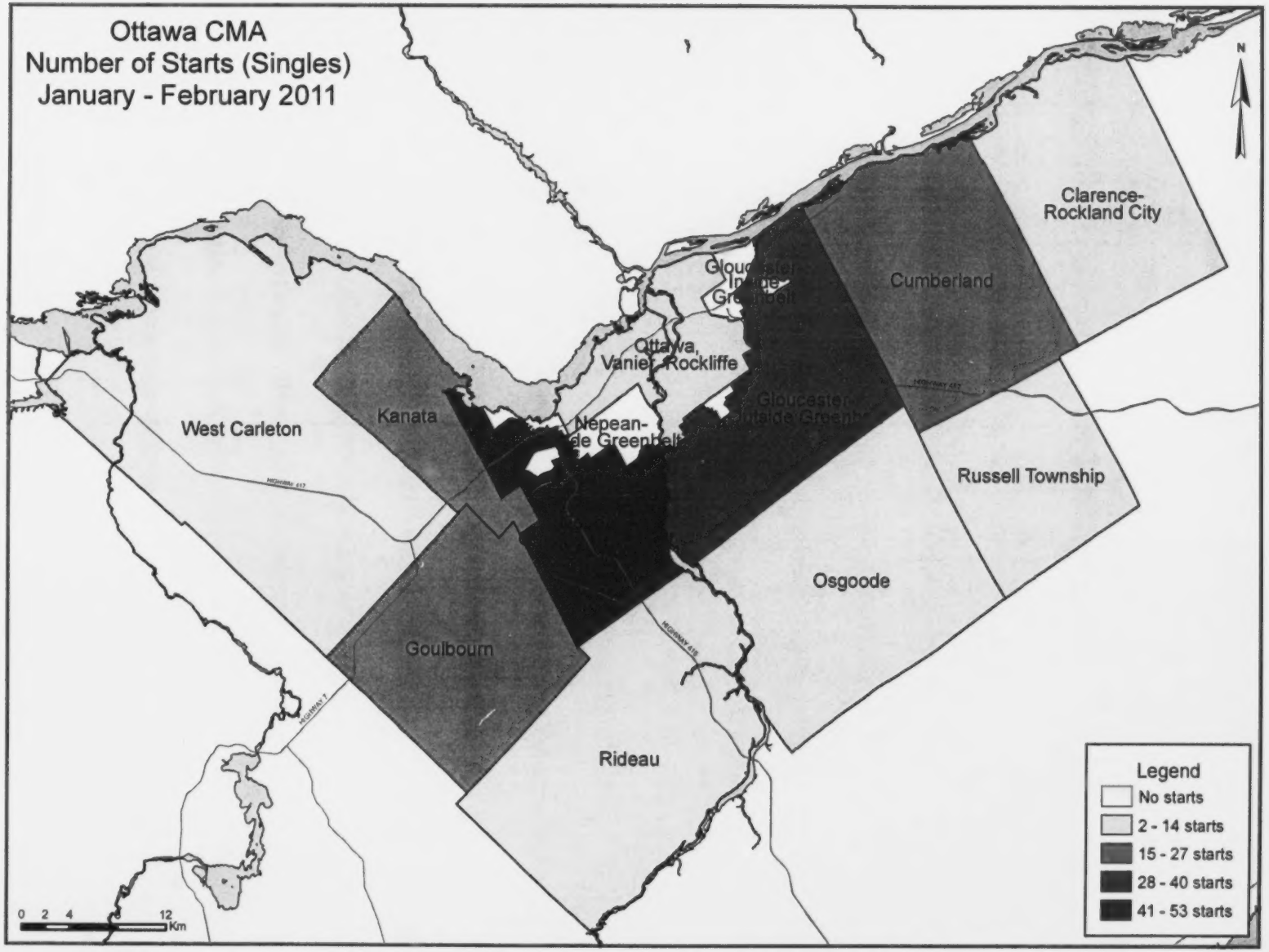
On a year-to-date basis, Ottawa also leads the way on volume, followed closely by Nepean and Cumberland. Ottawa and Goulbourn are the only areas to date with higher construction activity in their respective areas compared to last year. What is of interest is that Greenbelt construction was only seen in the core, with Nepean and Gloucester still showing no activity in this space within the first two months of the year. Another shift we have witnessed is within the combined areas of West Carleton, Clarence-Rockland and Russell, which have had single and apartment construction. Where these areas once had only single-family activity, so far this year singles only make up 57 per cent of new homes, with apartments accounting for the remainder.

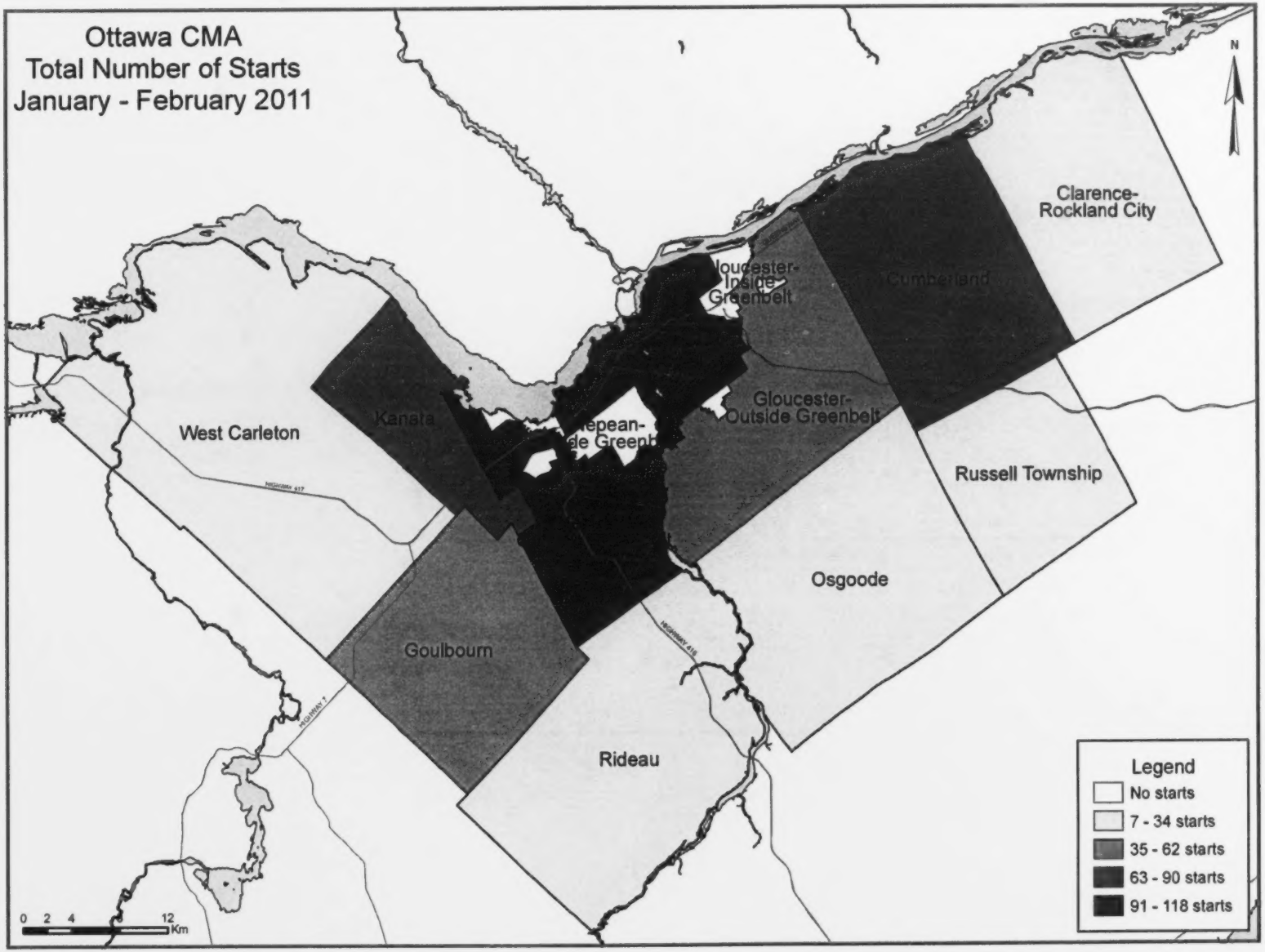

Ottawa CMA
Number of Starts (Multiples)
February 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenb
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 7
HIGHWAY 416
0 2 4 12
Km
Legend
No starts
7 - 24 starts
25 - 42 starts
43 - 59 starts
60 - 77 starts


Ottawa CMA
Number of Starts (Singles)
February 2011
N
Clarence-
Rockland City
Cumberland
Ottawa,
Vanier, Rockliffe
Kanata
West Carleton
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 7
0 2 4 8 12
Km
Legend
No starts
2 - 8 starts
9 - 14 starts
15 - 20 starts
21 - 27 starts


Ottawa CMA
Total Number of Starts
February 2011
Legend
No starts
3 - 22 starts
23 - 41 starts
42 - 60 starts
61 - 79 starts
Clarence-Rockland City
Russell Township
Cumberland
Gloucester-Outside Greenbelt
Osgoode
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - February 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenb
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 7
Legend
No starts
6 - 33 starts
34 - 60 starts
61 - 87 starts
88 - 114 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
January - February 2011
N
Clarence-
Rockland City
Cumberland
Ottawa,
Vanier, Rockliffe
Kanata
West Carleton
Nepean-
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 7
0 2 4 8 12
Km
Legend
No starts
2 - 14 starts
15 - 27 starts
28 - 40 starts
41 - 53 starts


Ottawa CMA
Total Number of Starts
January - February 2011
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
7 - 34 starts
35 - 62 starts
63 - 90 starts
91 - 118 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2011	99	8	107	0	0	82	1	0	297
February 2010	148	14	108	0	0	34	0	0	304
% Change	-33.1	-42.9	-0.9	n/a	n/a	141.1	n/a	n/a	-2.3
Year-to-date 2011	202	24	158	0	0	128	1	0	513
Year-to-date 2010	288	42	283	0	0	58	4	0	675
% Change	-29.9	-42.9	-44.2	n/a	n/a	120.7	-75.0	n/a	-24.0
UNDER CONSTRUCTION									
February 2011	1,094	158	1,209	0	3	1,810	9	303	4,586
February 2010	1,525	212	1,607	0	0	1,506	29	185	5,064
% Change	-28.3	-25.5	-24.8	n/a	n/a	20.2	-69.0	63.8	-9.4
COMPLETIONS									
February 2011	135	12	172	0	0	101	0	53	473
February 2010	198	20	123	0	0	85	0	0	426
% Change	-31.8	-40.0	39.8	n/a	n/a	18.8	n/a	n/a	11.0
Year-to-date 2011	279	62	337	0	16	354	0	53	1,101
Year-to-date 2010	384	40	177	0	18	465	6	8	1,098
% Change	-27.3	55.0	90.4	n/a	-11.1	-23.9	-100.0	**	0.3
COMPLETED & NOT ABSORBED									
February 2011	31	25	85	0	9	168	1	111	430
February 2010	19	11	110	0	1	144	2	70	357
% Change	63.2	127.3	-22.7	n/a	**	16.7	-50.0	58.6	20.4
ABSORBED									
February 2011	129	10	173	0	0	100	0	1	413
February 2010	194	20	113	0	0	85	0	7	419
% Change	-33.5	-50.0	53.1	n/a	n/a	17.6	n/a	-85.7	-1.4
Year-to-date 2011	274	59	341	0	16	315	0	4	1,009
Year-to-date 2010	378	43	172	0	18	469	6	21	1,107
% Change	-27.5	37.2	98.3	n/a	-11.1	-32.8	-100.0	-81.0	-8.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
February 2011	91	8	107	0	0	72	1	0	279
February 2010	141	14	108	0	0	34	0	0	297
Ottawa, Vanier, Rockcliffe									
February 2011	2	4	0	0	0	72	1	0	79
February 2010	3	4	0	0	0	26	0	0	33
Nepean inside greenbelt									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2011	21	4	29	0	0	0	0	0	54
February 2010	9	0	27	0	0	0	0	0	36
Gloucester inside greenbelt									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2011	27	0	7	0	0	0	0	0	34
February 2010	27	8	20	0	0	0	0	0	55
Kanata									
February 2011	11	0	22	0	0	0	0	0	33
February 2010	8	2	9	0	0	8	0	0	27
Cumberland									
February 2011	6	0	36	0	0	0	0	0	42
February 2010	50	0	52	0	0	0	0	0	102
Goulbourn									
February 2011	8	0	13	0	0	0	0	0	21
February 2010	17	0	0	0	0	0	0	0	17
West Carleton									
February 2011	8	0	0	0	0	0	0	0	8
February 2010	9	0	0	0	0	0	0	0	9
Rideau									
February 2011	3	0	0	0	0	0	0	0	3
February 2010	5	0	0	0	0	0	0	0	5
Osgoode									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
February 2011	8	0	0	0	0	10	0	0	18
February 2010	7	0	0	0	0	0	0	0	7
Russell Township									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2011	99	8	107	0	0	82	1	0	297
February 2010	148	14	108	0	0	34	0	0	304

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
February 2011	998	150	1,191	0	3	1,794	6	255	4,397
February 2010	1,432	208	1,599	0	0	1,506	25	185	4,955
Ottawa, Vanier, Rockcliffe									
February 2011	63	64	34	0	3	1,201	1	40	1,406
February 2010	80	66	142	0	0	965	9	185	1,447
Nepean inside greenbelt									
February 2011	11	10	28	0	0	16	0	69	134
February 2010	8	2	12	0	0	45	0	0	67
Nepean outside greenbelt									
February 2011	271	58	262	0	0	261	0	0	852
February 2010	323	18	412	0	0	157	0	0	910
Gloucester inside greenbelt									
February 2011	8	4	34	0	0	0	5	0	51
February 2010	12	14	24	0	0	0	0	0	50
Gloucester outside greenbelt									
February 2011	103	8	162	0	0	88	0	0	361
February 2010	195	50	119	0	0	94	0	0	458
Kanata									
February 2011	125	2	357	0	0	56	0	146	686
February 2010	208	38	392	0	0	8	0	0	646
Cumberland									
February 2011	124	2	185	0	0	148	0	0	459
February 2010	245	0	260	0	0	237	16	0	758
Goulbourn									
February 2011	129	0	119	0	0	24	0	0	272
February 2010	164	14	128	0	0	0	0	0	306
West Carleton									
February 2011	63	0	10	0	0	0	0	0	73
February 2010	102	2	106	0	0	0	0	0	210
Rideau									
February 2011	21	0	0	0	0	0	0	0	21
February 2010	22	0	0	0	0	0	0	0	22
Osgoode									
February 2011	80	2	0	0	0	0	0	0	82
February 2010	73	4	4	0	0	0	0	0	81
Clarence-Rockland City									
February 2011	85	8	18	0	0	10	3	44	168
February 2010	72	2	8	0	0	0	0	0	82
Russell Township									
February 2011	11	0	0	0	0	6	0	4	21
February 2010	21	2	0	0	0	0	4	0	27
Ottawa-Gatineau CMA (Ontario portion)									
February 2011	1,094	158	1,209	0	3	1,810	9	303	4,586
February 2010	1,525	212	1,607	0	0	1,506	29	185	5,064

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
February 2011	115	12	172	0	0	101	0	53	453
February 2010	184	20	116	0	0	85	0	0	405
Ottawa, Vanier, Rockcliffe									
February 2011	3	4	0	0	0	12	0	53	72
February 2010	4	0	3	0	0	85	0	0	92
Nepean inside greenbelt									
February 2011	3	0	0	0	0	0	0	0	3
February 2010	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2011	7	2	55	0	0	0	0	0	64
February 2010	89	2	58	0	0	0	0	0	149
Gloucester inside greenbelt									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
February 2011	24	0	0	0	0	0	0	0	24
February 2010	19	10	9	0	0	0	0	0	38
Kanata									
February 2011	11	2	74	0	0	0	0	0	87
February 2010	28	6	37	0	0	0	0	0	71
Cumberland									
February 2011	14	0	35	0	0	89	0	0	138
February 2010	2	0	9	0	0	0	0	0	11
Goulbourn									
February 2011	28	4	8	0	0	0	0	0	40
February 2010	22	2	0	0	0	0	0	0	24
West Carleton									
February 2011	10	0	0	0	0	0	0	0	10
February 2010	8	0	0	0	0	0	0	0	8
Rideau									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	5	0	0	0	0	0	0	0	5
Osgoode									
February 2011	8	0	0	0	0	0	0	0	8
February 2010	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
February 2011	18	0	0	0	0	0	0	0	18
February 2010	14	0	7	0	0	0	0	0	21
Russell Township									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2011	135	12	172	0	0	101	0	53	473
February 2010	198	20	123	0	0	85	0	0	426

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2011	30	25	85	0	9	156	1	111	417
February 2010	14	11	110	0	1	131	2	70	339
Orleans, Vanier, Rockcliffe									
February 2011	7	6	8	0	8	110	0	53	192
February 2010	0	7	4	0	0	105	1	4	121
Nepean inside greenbelt									
February 2011	0	0	0	0	0	0	0	4	4
February 2010	0	0	2	0	0	1	0	8	11
Nepean outside greenbelt									
February 2011	2	3	20	0	1	18	1	0	45
February 2010	4	2	25	0	1	6	1	0	39
Gloucester inside greenbelt									
February 2011	0	0	4	0	0	4	0	0	8
February 2010	0	0	3	0	0	6	0	0	9
Gloucester outside greenbelt									
February 2011	13	9	22	0	0	0	0	0	44
February 2010	4	0	23	0	0	13	0	0	40
Kanata									
February 2011	2	5	19	0	0	2	0	54	82
February 2010	0	1	24	0	0	0	0	58	83
Cumberland									
February 2011	5	0	2	0	0	17	0	0	24
February 2010	4	0	19	0	0	0	0	0	23
Goulbourn									
February 2011	0	2	9	0	0	0	0	0	11
February 2010	0	1	8	0	0	0	0	0	9
West Carleton									
February 2011	0	0	1	0	0	0	0	0	1
February 2010	0	0	2	0	0	0	0	0	2
Rideau									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Osgoode									
February 2011	1	0	0	0	0	0	0	0	1
February 2010	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
February 2011	1	0	0	0	0	12	0	0	13
February 2010	0	0	0	0	0	13	0	0	13
Russell Township									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
February 2011	31	25	85	0	9	168	1	111	430
February 2010	19	11	110	0	1	144	2	70	357

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
February 2011	109	10	173	0	0	100	0	1	393
February 2010	181	20	106	0	0	85	0	7	399
Ottawa, Vanier, Rockcliffe									
February 2011	3	3	0	0	0	18	0	0	24
February 2010	4	3	3	0	0	85	0	0	95
Nepean inside greenbelt									
February 2011	3	0	0	0	0	0	0	0	3
February 2010	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2011	7	1	53	0	0	4	0	0	65
February 2010	86	0	52	0	0	0	0	0	138
Gloucester inside greenbelt									
February 2011	3	0	0	0	0	1	0	0	4
February 2010	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
February 2011	18	1	0	0	0	0	0	0	19
February 2010	20	10	9	0	0	0	0	0	39
Kanata									
February 2011	11	2	71	0	0	0	0	1	85
February 2010	28	6	33	0	0	0	0	7	74
Cumberland									
February 2011	13	0	43	0	0	72	0	0	128
February 2010	2	0	9	0	0	0	0	0	11
Goulbourn									
February 2011	28	3	6	0	0	0	0	0	37
February 2010	22	1	0	0	0	0	0	0	23
West Carleton									
February 2011	10	0	0	0	0	0	0	0	10
February 2010	8	0	0	0	0	0	0	0	8
Rideau									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	5	0	0	0	0	0	0	0	5
Osgoode									
February 2011	8	0	0	0	0	0	0	0	8
February 2010	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
February 2011	18	0	0	0	0	0	0	0	18
February 2010	13	0	7	0	0	0	0	0	20
Russell Township									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2011	129	10	173	0	0	100	0	1	413
February 2010	194	20	113	0	0	85	0	7	419

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Ottawa City	91	141	9	14	107	108	72	34	279	297	-6.1
Ottawa, Vanier, Rockcliffe	2	3	5	4	0	0	72	26	79	33	139.4
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	21	9	4	0	29	27	0	0	54	36	50.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	27	27	0	8	7	20	0	0	34	55	-38.2
Kanata	11	8	0	2	22	9	0	8	33	27	22.2
Cumberland	6	50	0	0	36	52	0	0	42	102	-58.8
Goulbourn	8	17	0	0	13	0	0	0	21	17	23.5
West Carleton	8	9	0	0	0	0	0	0	8	9	-11.1
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	5	13	0	0	0	0	0	0	5	13	-61.5
Clarence-Rockland City	8	7	0	0	0	0	10	0	18	7	157.1
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	99	148	9	14	107	108	82	34	297	304	-2.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	192	275	25	42	158	275	112	58	487	650	-25.1
Ottawa, Vanier, Rockcliffe	4	7	15	6	11	0	88	26	118	39	**
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	53	19	10	0	34	82	0	16	97	117	-17.1
Gloucester inside greenbelt	0	2	0	4	0	10	0	0	0	16	-100.0
Gloucester outside greenbelt	37	50	0	26	11	29	0	0	48	105	-54.3
Kanata	24	47	0	4	48	33	0	8	72	92	-21.7
Cumberland	20	71	0	0	36	96	24	8	80	175	-54.3
Goulbourn	25	36	0	2	18	0	0	0	43	38	13.2
West Carleton	11	15	0	0	0	25	0	0	11	40	-72.5
Rideau	7	6	0	0	0	0	0	0	7	6	16.7
Osgoode	11	21	0	0	0	0	0	0	11	21	-47.6
Clarence-Rockland City	8	10	0	0	0	8	10	0	18	18	0.0
Russell Township	2	3	0	0	0	4	6	0	8	7	14.3
Ottawa-Gatineau CMA (Ontario Portion)	202	288	25	42	158	287	128	58	513	675	-24.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Ottawa City	107	108	0	0	72	34	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	72	26	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	29	27	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	7	20	0	0	0	0	0	0
Kanata	22	9	0	0	0	8	0	0
Cumberland	36	52	0	0	0	0	0	0
Goulbourn	13	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	107	108	0	0	82	34	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	158	275	0	0	112	58	0	0
Ottawa, Vanier, Rockcliffe	11	0	0	0	88	26	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	34	82	0	0	0	16	0	0
Gloucester inside greenbelt	0	10	0	0	0	0	0	0
Gloucester outside greenbelt	11	29	0	0	0	0	0	0
Kanata	48	33	0	0	0	8	0	0
Cumberland	36	96	0	0	24	8	0	0
Goulbourn	18	0	0	0	0	0	0	0
West Carleton	0	25	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	10	0	0	0
Russell Township	0	0	0	4	6	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	158	283	0	4	128	58	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Ottawa City	206	263	72	34	1	0	279	297
Ottawa, Vanier, Rockcliffe	6	7	72	26	1	0	79	33
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	54	36	0	0	0	0	54	36
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	34	55	0	0	0	0	34	55
Kanata	33	19	0	8	0	0	33	27
Cumberland	42	102	0	0	0	0	42	102
Goulbourn	21	17	0	0	0	0	21	17
West Carleton	8	9	0	0	0	0	8	9
Rideau	3	5	0	0	0	0	3	5
Osgoode	5	13	0	0	0	0	5	13
Clarence-Rockland City	8	7	10	0	0	0	18	7
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	214	270	82	34	1	0	297	304

Table 2.5: Starts by Submarket and by Intended Market January - February 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	374	592	112	58	1	0	487	650
Ottawa, Vanier, Rockcliffe	29	13	88	26	1	0	118	39
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	97	101	0	16	0	0	97	117
Gloucester inside greenbelt	0	16	0	0	0	0	0	16
Gloucester outside greenbelt	48	105	0	0	0	0	48	105
Kanata	72	84	0	8	0	0	72	92
Cumberland	56	167	24	8	0	0	80	175
Goulbourn	43	38	0	0	0	0	43	38
West Carleton	11	40	0	0	0	0	11	40
Rideau	7	6	0	0	0	0	7	6
Osgoode	11	21	0	0	0	0	11	21
Clarence-Rockland City	8	18	10	0	0	0	18	18
Russell Township	2	3	6	0	0	4	8	7
Ottawa-Gatineau CMA (Ontario Portion)	384	613	128	58	1	4	513	675

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Ottawa City	115	184	12	20	172	116	154	85	453	405	11.9
Ottawa, Vanier, Rockcliffe	3	4	4	0	0	3	65	85	72	92	-21.7
Nepean inside greenbelt	3	0	0	0	0	0	0	0	3	0	n/a
Nepean outside greenbelt	7	89	2	2	55	58	0	0	64	149	-57.0
Gloucester inside greenbelt	2	3	0	0	0	0	0	0	2	3	-33.3
Gloucester outside greenbelt	24	19	0	10	0	9	0	0	24	38	-36.8
Kanata	11	28	2	6	74	37	0	0	87	71	22.5
Cumberland	14	2	0	0	35	9	89	0	138	11	**
Goulbourn	28	22	4	2	8	0	0	0	40	24	66.7
West Carleton	10	8	0	0	0	0	0	0	10	8	25.0
Rideau	5	5	0	0	0	0	0	0	5	5	0.0
Osgoode	8	4	0	0	0	0	0	0	8	4	100.0
Clarence-Rockland City	18	14	0	0	0	7	0	0	18	21	-14.3
Russell Township	2	0	0	0	0	0	0	0	2	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	135	198	12	20	172	123	154	85	473	426	11.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	240	342	58	40	353	180	397	439	1,048	1,001	4.7
Ottawa, Vanier, Rockcliffe	10	22	12	6	18	3	250	391	290	422	-31.3
Nepean inside greenbelt	6	1	0	0	0	0	0	0	6	1	**
Nepean outside greenbelt	32	130	8	2	147	69	32	12	219	213	2.8
Gloucester inside greenbelt	8	6	0	0	0	3	0	0	8	9	-11.1
Gloucester outside greenbelt	34	39	10	14	19	40	14	0	77	93	-17.2
Kanata	37	35	6	6	101	37	0	0	144	78	84.6
Cumberland	24	38	6	8	57	28	101	36	188	110	70.9
Goulbourn	49	30	16	4	11	0	0	0	76	34	123.5
West Carleton	16	17	0	0	0	0	0	0	16	17	-5.9
Rideau	8	10	0	0	0	0	0	0	8	10	-20.0
Osgoode	16	14	0	0	0	0	0	0	16	14	14.3
Clarence-Rockland City	33	37	0	2	0	15	10	34	43	88	-51.1
Russell Township	6	5	4	0	0	4	0	0	10	9	11.1
Ottawa-Gatineau CMA (Ontario Portion)	279	384	62	42	353	199	407	473	1,101	1,098	0.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Ottawa City	172	116	0	0	101	85	53	0
Ottawa, Vanier, Rockcliffe	0	3	0	0	12	85	53	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	58	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	9	0	0	0	0	0	0
Kanata	74	37	0	0	0	0	0	0
Cumberland	35	9	0	0	89	0	0	0
Goulbourn	8	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	7	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	172	123	0	0	101	85	53	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	353	180	0	0	344	431	53	8
Ottawa, Vanier, Rockcliffe	18	3	0	0	197	383	53	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	147	69	0	0	32	12	0	0
Gloucester inside greenbelt	0	3	0	0	0	0	0	0
Gloucester outside greenbelt	19	40	0	0	14	0	0	0
Kanata	101	37	0	0	0	0	0	0
Cumberland	57	28	0	0	101	36	0	0
Goulbourn	11	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	15	0	0	10	34	0	0
Russell Township	0	0	0	4	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	353	195	0	4	354	465	53	8

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Ottawa City	299	320	101	85	53	0	453	405
Ottawa, Vanier, Rockcliffe	7	7	12	85	53	0	72	92
Nepean inside greenbelt	3	0	0	0	0	0	3	0
Nepean outside greenbelt	64	149	0	0	0	0	64	149
Gloucester inside greenbelt	2	3	0	0	0	0	2	3
Gloucester outside greenbelt	24	38	0	0	0	0	24	38
Kanata	87	71	0	0	0	0	87	71
Cumberland	49	11	89	0	0	0	138	11
Goulbourn	40	24	0	0	0	0	40	24
West Carleton	10	8	0	0	0	0	10	8
Rideau	5	5	0	0	0	0	5	5
Osgoode	8	4	0	0	0	0	8	4
Clarence-Rockland City	18	21	0	0	0	0	18	21
Russell Township	2	0	0	0	0	0	2	0
Ottawa-Gatineau CMA (Ontario Portion)	319	341	101	85	53	0	473	426

Table 3.5: Completions by Submarket and by Intended Market
January - February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	635	544	360	449	53	8	1,048	1,001
Ottawa, Vanier, Rockcliffe	32	31	205	383	53	8	290	422
Nepean inside greenbelt	6	1	0	0	0	0	6	1
Nepean outside greenbelt	187	201	32	12	0	0	219	213
Gloucester inside greenbelt	8	9	0	0	0	0	8	9
Gloucester outside greenbelt	63	75	14	18	0	0	77	93
Kanata	144	78	0	0	0	0	144	78
Cumberland	79	74	109	36	0	0	188	110
Goulbourn	76	34	0	0	0	0	76	34
West Carleton	16	17	0	0	0	0	16	17
Rideau	8	10	0	0	0	0	8	10
Osgoode	16	14	0	0	0	0	16	14
Clarence-Rockland City	33	52	10	34	0	2	43	88
Russell Township	10	5	0	0	0	4	10	9
Ottawa-Gatineau CMA (Ontario Portion)	678	601	370	483	53	14	1,101	1,098

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2011	1	1.3	5	6.4	10	12.8	29	37.2	33	42.3	78	484,950	519,112
February 2010	18	11.5	41	26.1	37	23.6	45	28.7	16	10.2	157	396,900	408,322
Year-to-date 2011	1	0.6	9	5.2	27	15.5	70	40.2	67	38.5	174	486,200	509,069
Year-to-date 2010	34	12.6	74	27.5	60	22.3	71	26.4	30	11.2	269	395,490	408,853
Ottawa, Vanier, Rockcliffe													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
February 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	500,900	612,180
Nepean inside greenbelt													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
February 2011	0	0.0	3	50.0	0	0.0	0	0.0	3	50.0	6	--	--
February 2010	10	11.8	25	29.4	20	23.5	25	29.4	5	5.9	85	390,900	392,566
Year-to-date 2011	0	0.0	3	10.3	0	0.0	13	44.8	13	44.8	29	498,990	511,713
Year-to-date 2010	20	15.9	45	35.7	28	22.2	28	22.2	5	4.0	126	371,990	378,588
Gloucester inside greenbelt													
February 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Gloucester outside greenbelt													
February 2011	0	0.0	1	6.7	1	6.7	9	60.0	4	26.7	15	466,900	494,307
February 2010	0	0.0	0	0.0	9	47.4	8	42.1	2	10.5	19	457,900	437,684
Year-to-date 2011	0	0.0	1	4.5	1	4.5	14	63.6	6	27.3	22	465,900	488,086
Year-to-date 2010	0	0.0	2	5.6	16	44.4	14	38.9	4	11.1	36	425,400	437,664
Kanata													
February 2011	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	481,900	521,500
February 2010	6	24.0	7	28.0	2	8.0	5	20.0	5	20.0	25	369,700	427,461
Year-to-date 2011	0	0.0	1	2.8	11	30.6	10	27.8	14	38.9	36	457,900	495,622
Year-to-date 2010	6	18.8	11	34.4	2	6.3	8	25.0	5	15.6	32	367,345	422,810
Cumberland													
February 2011	1	14.3	0	0.0	3	42.9	3	42.9	0	0.0	7	--	--
February 2010	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	1	5.9	1	5.9	3	17.6	10	58.8	2	11.8	17	437,900	441,935
Year-to-date 2010	6	17.1	8	22.9	8	22.9	10	28.6	3	8.6	35	401,900	392,266
Goulbourn													
February 2011	0	0.0	0	0.0	3	11.5	10	38.5	13	50.0	26	497,900	523,913
February 2010	2	10.0	6	30.0	6	30.0	6	30.0	0	0.0	20	391,990	389,605
Year-to-date 2011	0	0.0	2	4.3	10	21.7	16	34.8	18	39.1	46	464,900	492,901
Year-to-date 2010	2	8.3	7	29.2	6	25.0	8	33.3	1	4.2	24	400,990	402,492

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Rideau													
February 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Osgoode													
February 2011	0	0.0	1	16.7	1	16.7	2	33.3	2	33.3	6	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	10.0	2	20.0	2	20.0	5	50.0	10	531,200	650,660
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarence-Rockland City													
February 2011	8	61.5	4	30.8	1	7.7	0	0.0	0	0.0	13	277,900	294,846
February 2010	3	30.0	6	60.0	1	10.0	0	0.0	0	0.0	10	317,878	308,689
Year-to-date 2011	14	63.6	6	27.3	2	9.1	0	0.0	0	0.0	22	277,900	295,414
Year-to-date 2010	13	46.4	13	46.4	2	7.1	0	0.0	0	0.0	28	303,553	300,202
Russell Township													
February 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Ottawa-Gatineau CMA (Ontario portion)													
February 2011	9	9.7	11	11.8	11	11.8	29	31.2	33	35.5	93	458,900	484,168
February 2010	21	12.6	47	28.1	38	22.8	45	26.9	16	9.6	167	390,900	402,356
Year-to-date 2011	15	7.5	17	8.5	30	15.1	70	35.2	67	33.7	199	464,900	483,241
Year-to-date 2010	50	16.7	87	29.0	62	20.7	71	23.7	30	10.0	300	385,200	397,338

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2011						
Submarket	Feb 2011	Feb 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	519,112	408,322	27.1	509,069	408,853	24.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	612,180	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	--	392,566	n/a	511,713	378,588	35.2
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	494,307	437,684	12.9	488,086	437,664	11.5
Kanata	521,500	427,461	22.0	495,622	422,810	17.2
Cumberland	--	--	n/a	441,935	392,266	12.7
Goulbourn	523,913	389,605	34.5	492,901	402,492	22.5
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	650,660	--	n/a
Clarence-Rockland City	294,846	308,689	-4.5	295,414	300,202	-1.6
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	484,168	402,356	20.3	483,241	397,338	21.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
February 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,049	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,186	1,887	1,995	59.4	337,797	5.9	328,227
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2009	2,863	36.2		3,636			316,237	12.0	
	Q4 2010	2,640	-7.8		4,321			331,669	4.9	
	YTD 2010	1,857	39.3		3,473			320,795	14.2	
	YTD 2011	1,629	-12.3		3,586			334,357	4.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2011

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	991
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	984
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	969
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	973
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	981
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	990
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	992
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	999
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,006
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,010
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	1,003
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,019
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44		118.2	516	6.7	71.8	1,047
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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